

Land Use Plan

The Land Use Plan identifies the preferred land development pattern for the Near NW Community. The location of different land uses is based on existing uses, community discussions, the May 2001 Unified Development Code and policies from the City's *Master Plan*. Each land use classification is described in the following table.

After City Council approval of the Near NW Community Plan, the Land Use Plan will be consulted in the development of staff recommendations for rezoning cases.

Description

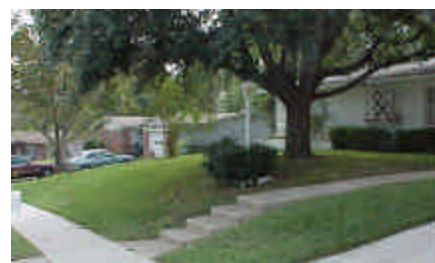
Low-Density Residential is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low-density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Land Use Classifications

Low-Density Residential



Urban Low-Density Residential



Near Northwest Community Plan



The community also recognizes the varying densities found in their Urban Low-Density Residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in an Urban Low-Density Residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use with or without an accessory dwelling. If returning the structure to a single-family use with or without an accessory dwelling is infeasible, the neighborhoods would support a reduction in density.

Medium-Density Residential



Medium-Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

High-Density Residential



High-Density Residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification.



Heart of the Neighborhood

Neighborhood Commercial provides for offices, professional services, and shopfront retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established.

Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses.

Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, as well as a limited number of apartments are permitted.

Neighborhood Commercial



Community Commercial development includes medium and high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial

Community Commercial



Near Northwest Community Plan

streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Commercial Retrofit

Depending on the particular lot characteristics, some Community Commercial developments could be candidates for commercial retrofit. By indicating that a Community Commercial development area is a candidate for commercial retrofit, the community is calling for the construction of infill buildings between the street and the existing buildings. The new buildings should create a stronger street presence, with facades facing the street, as well as hide the parking areas. Commercial retrofit is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.



Regional Commercial



Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, Regional Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

Commercial Retrofit

Depending on the particular lot characteristics, some Regional Commercial developments could be candidates for commercial

Heart of the Neighborhood

retrofit. By indicating that a Regional Commercial development area is a candidate for commercial retrofit, the community is calling for the construction of infill buildings between the street and the existing buildings. The new buildings should create a stronger street presence, with facades facing the street, as well as hide the parking areas. Commercial retrofit is intended to encourage the redevelopment of existing shopping centers and other sites characterized by large expanses of parking into a pedestrian friendly development pattern that provides a visually attractive site design.



Mixed Use provides for a concentrated blend of high-density residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets or where an existing commercial area has been established.

Mixed Use



Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. Mixed use provides for a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service.

This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.), professional offices, and high-density residential uses. A special district should be implemented to provide design standards for Mixed Use development.



Near Northwest Community Plan

Public/Institutional



Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Parks/Open Space



Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).